

Settle all doubt by examining our work. It speaks stronger than we can.

The Progressive Shoe Repair Co.
corner 5th and Jasper

The Saturday News

FINANCIAL SECTION

Spring is at hand—so is the rain. We are using the finest Oak Tanned Leather procurable.

The Progressive Shoe Repair Co.
corner 5th and Jasper

The Investor

The record for Jasper avenue property went up another notch this week when the Bank of British North America bought the corner of First, now occupied by the National Trust, for \$2,000 per front foot, there being 50 feet on Jasper and 100 on First. The significance of this purchase will not be denied by anyone who is acquainted with the methods of the U. N. A. It is perhaps the most conservative financial institution doing business in the country, and when it considers that it is worth while paying such a price for a good site in Edmonton, it may be assumed that it has acted only after the most exhaustive investigation as to what is in store for the city. It is about two months ago that it announced its intention of opening up in Edmonton, purchasing at that time the property immediately to the east of the site which it acquired this week. Its former purchase, it will, so it is said, put on the market.

On the other side of Jasper, directly to the west of the Merchants Bank, fifty feet was sold this week by McDougall and Secord to Messrs. Kilien and Gilbert and O. A. Reid, at the rate of \$1650 per front foot.

The building out of which the Union Bank will move at an early date, now that its handsome new building has been completed, was sold by the owner, James Powell, at the end of last week, to Frank Goodie for \$15,000, there being 35 feet on Jasper.

Mr. Powell about a month ago purchased the Cushing factory property on Nemayo avenue and disposed of it this week for \$60,000, netting, it is said, a large profit on the deal. Mr. Powell has been one of the most active and most successful real estate operators in the city in recent months.

The activity that has been manifested in Whyte avenue property in Strathcona does not bear out the forecast that was so generally made with the building of the high level bridge and the advancement of the project for the union of the two cities. Strathcona would suffer as a business center. It is quite apparent that with the large increase of population that will take place on the south bank of the river, there will be a rise in price of all kinds of property, though in that for residential purposes it is bound to be larger than in the other class. A very active demand is apparent in the case of the former. Already the traffic between the two cities has increased to such an extent that the street railway department felt justified at the beginning of the present week in inaugurating a twenty minute service, which will prove a very considerable convenience. A petition has been presented by the staff and students of Alberta college asking that the line be extended from the present Strathcona terminus to Seventh street, so as to serve those who have to attend the college better. With the opening in the fall of the university classes in the residence building, now nearing completion on the university campus, this extension will certainly be required.

The completion of the new bridge over Mill creek, which carries Whyte avenue over into the eastern section of Strathcona, took place this week. Closely connected with this section will be both with Strathcona and with Edmonton, when the new east end bridge is completed, it is not at all surprising that there has been a large increase in property values there. An option was recently given at \$400 an acre on some land at the top of Dowler's Hill.

The incorporation is announced of the company which proposes to erect apartment houses in different portions of the city. The first undertaking will be that which has been planned for the brow of the hill on Fifth street, on the property where Mrs. Richard Hardisty's house is now situated. Mr. W. A. Griesbach is now in England in connection with the enterprise.

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Ald. Grindley six years ago purchased

ed lot 261 on First street for \$800 as an investment for his sister. This week it was sold for \$15,000.

The offer to the city council of 230 acres near the Swift packing plant for the purposes of a union stock yard is still under consideration. Ald. Lundy at the last meeting came out very strongly in favor of its acceptance and also suggested the establishment of a cold storage plant and abattoir, which he estimated would cost \$100,000. Without discussing the merits of this particular offer, there is no doubt that the city would be well advised in going ahead with the general project. It has a wonderful chance of becoming a great stock centre and anything that it can do to help along this development, it should not hesitate over.

"Your packing plant," said Mr. McMullen, the general live stock agent of the C. P. R., when in Edmonton the other day, "is the beginning of a great industry. It will grow better every year, as the country fills up with stock."

Edmonton has already done much towards encouraging the raising of stock by farmers in the attention which it has enabled the exhibition association to give to this side of its work. The spring cattle sale that will be held this month will show what progress has already been made along this line. The Durns plant will, it is generally taken for granted, be placed somewhere near that of the Swift Co. and with the establishment of the stock yards North Edmonton should make before long a very respectable showing among the live stock centres of the continent.

There is no agricultural development which makes more for real progress than this. The current number of Canada Monthly contains a plainly worded warning to the sections of the west that are crazy over wheat and points out to them in a way that carries the utmost conviction, that unless a change is made in methods, the future is a black one for them.

The Dominion sheep commission held several very interesting sessions in Edmonton this week, when much useful information was brought out regarding the possibilities of the industry in this part of the west. The great difficulty was in coping with coyotes and rabbits. With proper fencing this, however, should be possible. The opinion was generally expressed that if women were placed on the free list, it would help very materially. The commissioners could see no reason why sheep raising should not attain large proportions in Alberta.

The Edmonton council decided at its meeting this week to use five or six tons of asphaltum, to be brought down from Fort McMurray by Messrs. J. K. Cornwall and Alfred Vielle, one of the Edmonton streets, as a test of its value.

The fact that the first year's rental has been paid on thirty-eight oil claims taken up near Pelican Rapids, which amounted to \$4600, indicates that the men behind are in earnest in pushing ahead the work of exploitation there.

The Imperial Bank of Canada has declared a dividend at the rate of 12 per cent. per annum for the quarter ending 30th April, 1911, payable on the 1st of May next.

Edmonton at the end of the present week will undoubtedly see its heaviest influx of prospective citizens in its history. Each day the ordinary trains come in heavily loaded. A special from Montreal is due on Thursday, one from Wisconsin on Friday and two from Toronto on Saturday one of the first to be run through between the two cities by the Grand Trunk.

The immigration figures are smashing all records with a vengeance. In the Old Land the departures are so sensational as to attract widespread attention. No less than 24,000 people left the Clyde on Saturday last.

The Edmonton land office has been a very busy spot for weeks past. The figures for March this year and last year are very suggestive. Here

they are:

	Mar. '11	Mar. '10
Homestead and entries	440	302
Letters received	649	859
Letters sent	7518	6209
Purchased homesteads	1	2
South African scrip	22	7
Hudson Bay scrip	3	3
Entries cancelled	213	140
Applications for cancellations received	132	—
Applications for patents received	242	155

The bank clearings for March went up to \$8,804,202 as compared with \$4,766,375 a year ago. Hamilton's figure was \$8,656,763 and Quebec's \$9,298,351, the one slightly behind and the other slightly ahead of Edmonton. Where a year ago Halifax, St. John and London were away in the lead of the Alberta capital, they all now trail over two million dollars behind.

The bank clearings serve to illustrate the growing importance of the west. A year from now it is practically certain that of the eight leading Canadian business centres, so far as this is indicated by the bank clearings, five will be to the west of the Great Lakes.

The Edmonton Council has agreed to give the Grand Trunk Pacific water at cost for twenty years and a fixed assessment of \$50,000 for five years, in return for which it will erect a hotel to cost at least \$400,000 on the site which it has acquired on McDougall Avenue where the Grand View hotel and the Travis-Barker store now stand. It is expected that the actual cost of the structure will be in the neighborhood of \$750,000.

The site is a magnificent one and the enterprise is significant in showing the company's faith in the future of the city. That it will be the means of bringing a great many people to Edmonton there is no doubt.

Theoretically there is no doubt that the complaint of the other hotel men is well founded that they are entitled to terms as liberal as those given to the G. T. P. This is a difficulty which has been faced in other cities where an enterprise of such large proportions has been launched. The only justification is its size and the undoubted advantage of having the city thoroughly established at one of the principal points on the company's system. The concessions are not large and the benefits which will accrue are many.

What the company's hotel will be called is the next question. In Ottawa it chose the name Chateau Laurier. It will hardly go so far as to pick Chateau Oliver for Edmonton. Considering the site above the river, Chateau or Hotel Saskatchewan would do very well.

The decision of the G. T. P. makes the property of the Edmonton Club very much more valuable. It had already decided to go on this season with the addition of another storey to the building which will make it one of the most complete institutions of its kind in the country.

A new firm has just commenced a general real estate and brokerage business in Edmonton with every prospect of making an important place for itself. The members are Mr. W. L. Wilkin, for many years in business at Fort Saskatchewan and Mr. J. A. MacKinnon, when there is no better known young man in Edmonton. Their office is Room 117, Windsor Block, which is already the scene of so much activity. In addition to their other business, they will act as agents for the British Northwest Fire Insurance Company.

Canadian Finance, published in Winnipeg, issues this much-needed warning:

"Undoubtedly Edson, as the last divisional point of the G. T. P., on this side of the Rockies, is to be a place of some importance. With coal measures to the south of it, other mineral areas and tracts to the west and north-west, and the rich agricultural lands of the Peace River to the north, it looks to have a strategic position.

The Grand Trunk Pacific, through its allied town-sites company, has subdivided into lots some 6000 acres at Edson—breathing-space en-

ough for a station or two it might be thought. But taking advantage of the interest shown in Edson's possibilities, various companies have put properties on the market, some of them two miles or so from the railway.

The unfortunate feature of it is that the people who get landed with these near-townsite lots do not read the financial papers, at least, not until after they get stuck, when they begin writing plaintive letters of inquiry to financial editors."

Sir Edward Tennant, who has been touring the Dominion at the head of a party of English financiers, addressed the Canadian Club in Vancouver the other day and concluded his speech with the following:

"To sum up. Do not allow speculation to carry you beyond your depth. Encourage the building up of industries. Endeavor to attract the small investor to start business here. Try to find the bond of mutual interest between capital and labor. Build your city with due regard to the health of your children and to the future. Face bravely your responsibilities as citizens of a great empire, and train the youth of your country in the cultivation of moral and intellectual pursuits, and to carry on the noble traditions of our race."

Better advice could not be given nor could it be better expressed.

A writer in the Philadelphia Saturday Evening Post gives the following excellent advice to people who contemplate investing their savings in real estate:

In discussing real estate buying you must first consider the reason for buying; second, the kind of money employed. This article is concerned mostly with savings, on which no chances should be taken, which may be put into land either for a home site or for safe investment. At the outset, and in the consideration of any real estate for purchase, it is good to keep in mind one big, fundamental, economic fact, which is that land values are determined by the presence of people. Pioneering on land is usually costly and it is wise to let the rich indulge in this activity.

Therefore, one of the first and most important rules to be observed in buying real estate for investment is to buy where there are people. Another primary rule is to consider carefully the accessibility of the home site to the place where you work. At this point the question of transportation comes in. A site may be beautiful, attractive and ideal in every way, but if it is not on a line that furnishes quick and cheap transit, living there will become a burden and an expensive luxury.

The question of conveniences is likewise most important. The neighborhood should have streets and a water supply. Other conveniences may come in time, but these are essential. One handicap in buying a lot in an undeveloped community is that there is no legal requirement to build or maintain highways. A highway makes traffic, and traffic, in turn, brings people, business and increase in value all around. If there are no streets people will not build, and thus the elements of population, which is so vital to really appreciation, will be lacking.

Even if the real estate buyer gets a site that promises satisfactory increase in value in a community that is developing fast, his path is strewn with pitfalls. No matter where the property is located his first task should be to see that the title, which is the claim to the land, is good. It must be thoroughly "searched." People who try to save money on title investigation usually find it a pretty costly economy in the end."

At a special meeting of the Alberta Railway and Irrigation Company, held recently, a resolution was passed sanctioning the disposal of the company's railway and other properties to the Canadian Pacific Railway Company, who guarantee the payment in perpetuity of 6 per cent. on the capital stock of the Alberta Company, and assume all the latter's obligations.

The chairman, Mr. E. T. Galt, stated that he was authorized to announce that he was authorized to guarantee

of 6 per cent. per annum, the Canadian Pacific Company would purchase any shares of the Alberta Company at \$150 per \$100 share, plus an allowance of \$3 per share for dividend since July 1 last, provided holders to the aggregate extent of 8,000 shares notified the secretary of the company in writing that they would accept the option, which will remain open until May 1 next.

There can be no question about the upward movement that has taken place in farm land values in this part of the west. That there has been a decided rise throughout Alberta and Saskatchewan is quite clear. Various causes are assigned, of which the prospect of reciprocity is one. The Hudsons Bay Company, so a despatch from Winnipeg states, has advanced its prices in all cases by at least \$5 an acre and in some by \$10.

This development gives decided interest to the incident which was ventilated in parliament a little while ago which arose out of advice which Sir Charles Fitzpatrick, Chief Justice of the Supreme Court, was said to have given some Dutch investors against putting their money into mortgages on Western Canadian lands.

It appears that Sir Charles had an interview with the son of Judge Lohman, who was interested in the proposed Dutch company intending to operate in Canada. Here is a letter from Mr. N. H. de S. Lohman to Sir Charles Fitzpatrick, in which is repeated the advice given by the latter gentleman. The original letter is in French and a rough translation follows:—

The Hague, Dec. 2, 1910. Sir Charles Fitzpatrick, Chief Justice of Canada, Ottawa.

Dear Sir—My father has sent me your message of today, in which you ask me to verify the conversation I had with you regarding the investment of money in Canada, and which has given rise to a discussion in your Parliament.

I think that the best reply I can give you is to send you a translated copy of my letter of the 5th of September, 1910, addressed to the party who had proposed that I should accept an office in a limited liability company having for its object the lending of money on real estate in your country.

As you know, it was concerning this matter that I consulted you on the 30th of August last.

My letter of the 5th of September was in reply to the question which had been put to me, why, after having committed myself as favorable to the idea of the scheme, I had withdrawn my active co-operation. I had already given my reasons in an interview, but it was deemed very necessary that they should be given in writing. This accounts for the fact that your name appears in the letter without previous explanation.

The letter was as follows:—"The reasons for which I am withdrawing are essentially as follows:—"According to the opinion of Sir Charles Fitzpatrick there are assuredly splendid business opportunities in Canada; nevertheless, he thinks that at the present time it would not be an easy task to launch new enterprises, as present land values are above the real values, and will come down at some time in the future."

"He was also of opinion that if we wished to rely on a greater real value than 50 per cent. (that is to say on mortgaged real estate it would not be possible for our bank to secure a return of 7-1/2 per cent., because, being given the advantage of such great over-valuation, people could easily borrow money at 5 per cent."

"He deemed it of the utmost importance that those who were going to constitute the bank's directors should personally familiarize themselves with the situation right on the spot before beginning business, and that they depend upon the information thus secured as to whether they should start business immediately or at some other later date."

"One of the greatest dangers, according to his opinion, was the way in which a Canadian bank was constituted, namely its business. An individual who is not in a hurry, he told me, has a thousand opportunities of investing his money safely and at

a suitable rate of interest, but a bank runs the risk of being led into uncertain things; this too was an urgent reason why the directorate should familiarize itself with the situation in relation to the farmers."

"Sir Charles Fitzpatrick, by virtue of his present position and his past experience, is deserving of the greatest confidence and is reputed to have a thorough knowledge of the state of things in Canada. His judgment is not open to doubt. Is his judgment emphatic enough to defer for a while yet the organization of the bank? That is another question. But as for me, as a man of discretion, the uncertainty of the situation alone is sufficient to compel me to withdraw from a project, whatever it is, which is proceeded with contrary to the counsel of a competent expert."

If Bank Did Not Prosper

"With regard to this case, I repeat what Sir Charles Fitzpatrick impressed upon me, that Canada has a great future, and presents a magnificent field for sound business propositions."

"Nevertheless, in the event of our bank not prospering, I should never forgive myself for having ignored the caution of one who was in my eyes a competent expert."

I think, Sir, that this letter sets forth fully and without exaggeration the opinion which you conveyed to me. It appears that it has been employed unwisely and that its relation to my decision has been carelessly brought out. Otherwise, I do not see how anyone could "make it hard for you."

My father requests me to convey to you his sincere regards. Accept, dear Sir, the assurance of my heartfelt greetings.

N. F. de Savornin Lohman.

In a letter to Mr. F. C. T. O'Hara, Deputy Minister of Trade and Commerce, Sir Charles Fitzpatrick says: "The only omission in Mr. Lohman's report is that he told me his intention was to establish a bank, and I told him that under our law the banks could not loan on real estate. This man is not the one of whom Preston speaks."

Sir Charles' advice as to the need of having foreign capitalists acquaint themselves with conditions here was sound. But the opinion which is expressed as to land values being inflated is not borne out at all by the experience of the past four years. If values were maintained during the severe financial depression which set in early in 1907 they must rest on a good foundation and it looks like very poor counsel for a man in his position to give that seven and a half per cent. could not be safely secured on mortgages here.

PROGRAMME FOR TUESDAY

St. Paul Symphony Concerts at Mc-Dougall Auditorium

Soloists—Mme. Elisabeth Rothwell-Wolf, Soprano; Mlle. Louise Barnot, Contralto; Geo. Harris, Jr., tenor; Rosario Boudon, cello; Christian Timmer, Violin; C. Wammelin, clarinet.

1. Goldmark Overture to Sakuntala.

2. Dvorak, Largo from "New World Symphony"

3. Bizet "Habanera from Carmen" Mlle. Barnhot

4. (a) Jaernelefe (Berceuse)

(b) Massenet Under the London from "Scenes Albalennes" Cello solo by Mr. Boudon.

Clarinet solo by Mr. Wammelin.

Intermission

5. Wagner Aria "Preislied from Meistersingers", Mr. Harris.

6. (a) Debies Pizzicato from "Sylvia."

(b) Saint-Saens Barcarolle "A Night in Lisbon."

(c) Massenet Meditation from "Thais."

Violin solo by Mr. Timmer

7. Massenet Aria of Salome, from the opera "Herodiade"

Mme. Rothwell-Wolf.

8. Rossini William Tell Overture.

GOD SAVE THE KING

Mr. A. G. Harrison was elected to the vice-presidency of the Western Fair Managers Association at its recent meeting at Regina.

To Own a Home

gives a man a standing in his community; makes him a better citizen and establishes a credit. Why should you not better yourself? Have a standing and the respect of your fellow citizens. Start in now by buying a lot in

LOTS \$90.00 UP

BARTON

\$10 Cash
\$5 Per Month

ARTHUR BLOOMER

(Owner)

115 JASPER AVE. WEST.

PHONE 4321

No Interest
and no Taxes

Open Evenings

Open Evenings

PHONE 4321

Get Your Property in this list.
Write, Phone or Call at this Office

LOCAL ACREAGE

DELTON—	
Acre Lot 8, Block 21, \$500 cash, balance 6, 12, 18 months	\$1,500
BROOKLYN—	
Blocks 21 and 22, 8 1-3 acres, cash, 6 and 12 months	\$5,000
HEMPRIGGS—	
Acre Lot 5, Block 5, about 3-4 acre, \$700 cash, 6 and 12 mos.	\$1,200

HOUSES FOR SALE

FAIRVIEW—	
8-roomed house, phone light, etc. Horse barn 24x30, cow barn, 42x50, and other small buildings. Stands on one acre 1-3 cash, balance easy. Will trade for farm	\$5,000
7-roomed house, 20x24, with kitchen 14x20, furnace, cement basement; house almost new. \$1,000 cash, balance monthly, 7 per cent	\$2,200
H. B. R., SEVENTEENTH ST.—	
8-roomed house, four modern, very superior fittings and appointments; maple floors, built in fireplace; splendid view up river. Lot is 25x110, easy terms	\$5,300
H. B. R., EIGHTH STREET—	
8-roomed house, fully modern, brick and stone trimming close to Parliament Buildings. Terms	\$8,500
INGLEWOOD—	
5-roomed cottage, new; half fixed basement. Cash	\$1,800

CITY LOTS

NORWOOD—	
Lot 71, Block 46, half cash, balance 6 and 12 months	\$450
Lot 23, Block 22, half cash, balance 6 and 12 months	\$600
Lot 18, Block 26, half cash, balance 6 months	\$375
Lot 6, Block 18, half cash, balance 6 and 12 months	\$600
Lot 15, Block 13, one-half cash, balance 6 and 12 months	\$1,800
Lot 6, Block 61, one-third cash, balance 6 and 12 mos.	\$350
Lot 11, Block 13, one-third cash, 6 and 12 months	\$1,400
Lot 20, Block 12, half cash, 6 and 12 months	\$550

H. B. R.—	
Lots 48 and 49, Block 2, cash, balance 6 and 12 mos.	\$800
West 28 1-2 feet of Lot 10, and 53 1-3 feet, Lot 11, 168 feet deep, Block 17, H. B. R., half cash, balance 6 and 12 mos.	\$6,000

NORTH DELTON—	
Lot 9, Block 4	
Lots 16, 17, 18, 19, 20, Block 32; half cash, balance 6 and 12 months; each	\$125
Lots 11, 12, 13, Block 12, 50x150; one corner, \$250 cash, balance 6 and 12 months; each	\$475
Three Lots in Block nine, cash, each	\$110

FAIRVIEW—	
Lot 10, Acre Lot 4 and 5, Block 31; \$25 terms, \$225 cash, 6 and 12 months, all cash	375

INGLEWOOD—	
Lots 1, 2, 3, Block 47; half cash, balance 6 and 12 months	\$1,400
Lots 6, 7, 8, Block 42. Terms	\$1,050
Lot 5, Block 8, \$315 cash, balance 6 and 12 months	\$580
Lot 31, Block 34, R.L. 12 and 14, half cash, balance 6 and 12 months	\$900

NORTH INGLEWOOD—	
Lots 6, 7, 8, 9, 10, Block 17; half cash, 6 and 12 months	\$325

STORE

NORWOOD—	
Lot 5, Block 11, Plan 267 R, two large stores and shed. Terms	\$6,000
DON'T FORGET "BARTON" LOTS, \$9000 UP; \$10.00 CASH, \$5.00 MONTH. NO INTEREST. NO TAXES	

ARTHUR BLOOMER

PHONE 4321

115 JASPER AVE. W.

Where the Shops Beckon

Among the Millinery establishments that have done a record business this Spring must be mentioned Mrs. Ferrier's new hat shop on Jasper West, where there is at present on display a splendid assortment of hats of every shape and description, ranging from large dress chapeaus to the ever popular tailored models. Even with her large staff Mrs. Ferrier has been kept rushed to keep up with her orders. This week she also opens a new stand in Fort Saskatchewan, a sure sign of how her business is rapidly expanding.

Among the new trimmings that are selling as soon as opened, I saw some exquisite bead and star embroidery braids, some in peacock tones; one charming one in mother-of-pearl shadings, silver and dull gold wings and ornaments, silver cords and tassels, and an immense variety of novelties.

One ready-to-wear was of black soft chip, faced with blue, with a silver cord and tassels. Simple but ultra smart.

A little model in black, trimmed with red poppies was very chic and Spring like.

One I fancied in black, had silver shaded wings, half veiled in silver net.

Another dress, model was of gold rose entirely veiled in gold net with gold ornaments and old rose plumes. Another was in soft yellows and

whites with a quaint wreath of small yellow roses.

A modish creation in taupe and white, had an embroidered braid rim and taupe and white willow plumes caught straight up at the sides.

The showing of children's and babies' headwear is fascinating. Little Alpine hats with long, charming scarves. White lingerie hats with wee-niest pink roses. Soft straw poke bonnets, trimmed with scrunchy ribbon choux; little plain Dutch models fitting snugly to the head.

Most of the hats have been made right in Mrs. Ferrier's own work rooms and demonstrate the most modish touches, without the objectionable features of the sensational Fashion-plate types.

"But, Willie," said the bad boy's mother, "didn't your conscience tell you that you were doing wrong?" "Yes," replied Willie, "but you know you told me not to believe everything I hear."

"I say, doctor," inquired a man who was waiting for free medical advice, "what do you think makes me so bald?"

"Him," rejoined the doctor, "I attribute, to the fact that your hair comes out."

These are worth your Attention

A quarter section on Alberta Ave., West, suitable for subdivision. Price \$66.00 per acre. Good Terms.
Five large lots in Elm Park, \$1000.00
Five lots in Block 73, Norwood, \$375.00 each.
Two lots in Block 28, Norwood on Kirkness St., \$850 each.
Half section nine miles from Edmonton, Horse Hills district. \$30.00 per acre.

Call and See us

A.B.C. Realty

Company 328 Jasper Ave East

W. L. Wilkin

Jas. A. MacKinnon

Announcement

We beg to announce that we have opened offices at room 117 Windsor Block one door west of Windsor Hotel, Jasper Avenue. where we will carry on a real estate and general brokerage business with our thorough knowledge of local real estate conditions we can be of service to you in handling your sales or purchases.

This week we particularly solicit your LISTINGS

We are Edmonton Agents for the British Northwestern Fire Insurance Company, and we ask you for a share of your fire insurance. We want you to call at our offices or telephone 2424 and we will be pleased to call at your residence or place of business.

We need listings and we can give you satisfaction in the handling of your business.

WILKIN & Mac KINNON

Rooms 117 - - - Windsor Block

Telephone 2424 - Jasper Avenue West

FOR SALE

A beautiful \$400.00 residential lot in Central Jasper Place for \$300.00 on easy terms.

Address, Box A77 c-o
Saturday News Co. Ltd.

Advertise in the "News"

Fort George

If you want a good lot **ACT QUICKLY**
We have a few fine locations left

On Easy Terms

Also some fine 5 Acre Garden tracts near the City.

For further information call and see the

**FORT GEORGE & FRASER VALLEY
LAND COMPANY.**

700 First St. EDMONTON Phone 4173

C. A. Lowe

637 FIRST STREET

Two Big ONES

BLOCK IN INGLEWOOD

Only one block from Car Line, \$13,000; \$2,000 cash, \$1,000 in 12, 6, 9 and 12 months. Balance in 5 years. Interest at 7 per cent.

BLOCK IN GLENORA

\$8,000. Good Terms. Will sell half the Block.

SEVEN ROOMED COTTAGES FOR SALE

\$1,600 each. Easy terms. 1 Block from Car Line.

C. A. LOWE

Real Estate Phone 4511 637 First St. Edmonton

CARR DALLOW & COMPANY

869 First Street.

Phone 4533

FRASER AVENUE IS MOVING

Look these up

Lot 21, Block 17, \$2500, half cash, balance in 12 months.
Lot 10, Block 19, with 7-room house, \$3500. Very easy terms.

NORWOOD

Lot 16, Block 12, \$650. \$300 cash, balance in 12 months, corner lot.
Lots 27 and 28, Block 21, \$1050, \$500 cash, balance in October.
Lot 23, Block 23, \$600, half cash, balance 6, 12 and 18 months.

Namayo Avenue

Double corner with 78 feet frontage, north of track and south of Wilson St., \$8,000, half cash, balance easy.

H. B. R.

Lot 212, Block 13, \$1000, \$400 cash, 1, 2 and 3 years.
Lot 235, Block 5, including house, \$800; \$700, half, 6 and 12 months.
Lot 137, Block 8, including 7-room fully modern house, also small shack, \$7500, half cash, balance 3, 6 and 12 months.

Houses from \$1000 to \$6000—equities.

FOR SALE

Groat Estate—Double corner being Lots 1 & 2 Block 12 James St. now 23rd St. & Athabasca Ave. Cash \$4,500 or on terms.

Apply Owner, Box 78.

Saturday News

..EDMONTON..

"The Queen of the Golden West"

Nothing can stop the rapid growth of Edmonton—study your map—see the position Edmonton occupies and **don't** "watch Edmonton grow," but get in and profit by its growth. Prosperity will never be as cheap again as it is today, we have made money for others—we can do the same for you.

Namayo Ave.

Lot in Block 18, \$2750, good terms.

Lot in Block 34, \$3,000; \$1500 cash.

H. B. R.

Lot in Block 4, \$1700. Half cash.

Double corner in Block 6, \$4,000.

FIRST STREET

One hundred feet on First St., just north of track, \$50,000. This is cash. A big profit in this

Inglewood

Three lots in Block 17, \$475 each.

Two lots in Block 5, \$600 each.

Westwood

Lot in Block 4, \$550. A bargain.

These are just a few of the many good buys on our list. We have property for sale in all parts of the City at right prices.

LIST WITH US FOR QUICK SALES

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F.R.I.B.A.
Architect 45 Jasper Ave. W.

CELESTIAL MUSIC

Perhaps it is as well that it is not given to mortals many times in a lifetime to listen to such music as the Schubert "Unfinished Symphony" as it was played by the St. Paul Orchestra last Sunday afternoon. It is difficult to express the impression made by the exquisite clearness and delicacy which made it possible to trace every phrase from group to group of instruments, and through all its phases until repeated in some other voice, and the reading which Mr. Rothwell gave it was in every way calculated to enhance the somber yearning of the first movement, while continuing to a lightened tenderness in the second, which has a curious completeness without a third. There is no soloist who sings before St. Paul audiences who received quite so warm a welcome as Elizabeth Rothwell-Wolff, both for her beautiful singing and lovable personality. Like the orchestra, Madame Rothwell-Wolff has reached, if it were possible, a higher plane of conception than a year ago, and the broadest intellectual grasp which comes only with maturity, added to the familiar tender sympathetic voice, only proved to St. Paul music lovers what they have maintained in past years, that Madame Rothwell-Wolff was not yet at the zenith of her powers. The aria of Salome from "Herodiade" (Massenet) and the Liebestod from "Tristan and Isolde" (Wagner) were so invested with the true spirit as to leave no taste for the "Three Ballet Pieces" (Rameau), however charming they might be in themselves, or for the "Tannhauser" march, without which the program seemed strangely complete in itself.—St. Paul Dispatch.

The seats for the St. Paul Orchestra Concerts on Monday and Tuesday next at the McDougall Auditorium are selling rapidly at Harmony Hall.

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It is in the minor actions of our daily life that our character is revealed.—Lee.

What we are doing speaks with greater force than what we are saying.—Royston.

Men astonish themselves far more than they astonish their friends.—John Oliver Hobbes.

It is the rally of loyal allies which help, most, to win a good cause to victory.—W. S. Royston.

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The Saturday News

VOL. VI No. 11

EDMONTON, ALBERTA, SATURDAY, APRIL 8, 1911.

PRICE FIVE CENTS

Jasper's Note Book

Go On With the City Hall!

Mayor Armstrong has come out with a progressive city hall policy. The building should be started this year if possible, be planned by an expert and be erected in the centre of the square. The mayor declares that the city should be prepared to spend at least \$500,000 on the project, but rather than not have it, keeping with our needs for fifteen years to come, a million dollars should be devoted to it.

With the head of the council assuming this position and public opinion being so strongly at his back, there is little doubt that a move along these lines will be made at an early date.

The Saturday News is naturally very much gratified at this outcome of an agitation which it has conducted for several years back. All danger seems to be past that the square will be spoiled by the erection of a market building or any structure other than the city hall thereon. It has been urged on this page that it would be better to keep even the city hall off and place it and other public buildings on lots facing the square. The admirable effect of such a scheme was illustrated a week ago in the view of the civic centre that had been established at Montclair, New Jersey. If it were followed out, it should be quite possible to defray the cost of the extra property by redesigning for private purposes under building restrictions of what was not wanted by the public. The suggestion is one that is certainly well worth while taking up. It has been worked out successfully elsewhere and when we are launching out on a large outlay of this character we may as well get the best results.

But even though this large scheme is not adopted, the adoption of Mayor Armstrong's present programme will mark a very large advance, on the announcement of which he deserves to be congratulated.

A Fine Investment for the City

The decision to spend several thousand dollars in fixing up the west end park also goes to show that the heaven which makes for civic improvement is making its influence felt. It was only right that with so much money being spent on the city's playground in the east end that the needs of those whose homes lie in the other direction should be looked after. These two parks, while it is a pity that they are not somewhere along the river, will prove immense boons to Edmonton as the years go by.

During the coming summer, when that in the east end will be largely utilized for the first season, we shall be able to understand just what a far-sighted policy the providing of breathing spots for a large population means. It is expected that the street car line to the exhibition park will be ready by the 24th of May and that the athletic and picnic grounds will be in good shape then. No longer will it be pointed out to the disgrace of the city that its people have no place to go to get away from the discomfort of hot streets and stuffy buildings.

There is still a crying need for a few central squares. But the two large parks now being made available, with Laurie park to supplement them, when the growth of population in that direction warrants spending some money on it, will do much for us.

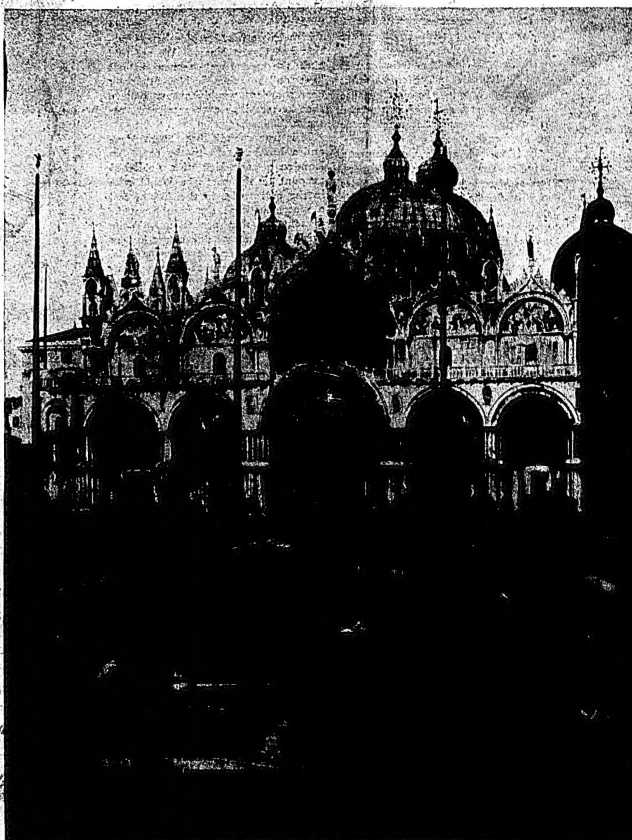
The council of 1904 which made these purchases, deserves to be held in high honor. It is well worth while recalling who comprised it. The mayor of that year was Mr. Charles May and the aldermen were Thomas Bellamy, S. H. Smith, J. H. Picard, R. J. Manson, Robert Nays, J. R. Boyle, W. A. Griesbach, and D. G. Latta.

A Plain Civic Duty

The case on behalf of civic planning and civic improvement has never been better put than in a recent interview with Mr. W. D. Lighthall, of Westmount, the well-known residential suburb of Montreal, gave to the press. Mr. Lighthall is known to all who have been actively associated with municipal affairs, having been president for several years of the Union of Canadian Municipalities.

"The question," he declared, "is not one of beautification merely, its essential character is one of necessity for a working population in an industrial city. In all large cities of modern nations which have not been planned certain very great evils have been found to result from size. The poorer people

A CITY SQUARE IN THE OLD WORLD



A view of St. Mark's, Venice, showing how the beauties of the structure are set forth by leaving an ample open space in front.

find their work in the centre of the mass, their buildings and habitation become congested and undesirable. Light, air, and space for recreation are absent, and the health of the people is lowered and an alarming death rate develops. The children having no playgrounds die rapidly.

"Juvenile crime develops, the growth of population is stopped, and efficiency is immensely lowered. The enormous problems of the slums and degeneracy arise. Much has been done to remedy these evils by sanitation and education, but it is thoroughly recognized in Europe that nothing can replace good original planning. Not only are playgrounds and parks necessary in cities, but ample parks further out are necessary and escape to them is provided by cheap, rapid, comfortable transit facilities."

The Artificial Gas Agreement

The council has sanctioned the agreement reached by the Industrial committee with the International Heating and Lighting company for furnishing the city with a supply of artificial gas. This is, however, merely preliminary to its being submitted to the ratepayers for their sanction.

It has been stated in a newspaper unfriendly to the council's action that an attempt was contemplated to railroad the measure through giving the people a chance to express their opinion. This statement was doubtless made with a purely political purpose in view. It is inconceivable that any member of the council would suggest going ahead with a matter of such importance without a popular vote. To do so would be, if not illegal, quite contrary to all past practice.

That a good bargain has been made there is every indication. The price to consumers will start at \$1.48½ per 1,000 cubic feet and with the increase of population and consequent increase of business will get down to seventy-five cents. This com-

parates very favorably with the prices paid elsewhere in the Dominion. The company has given good service elsewhere and it would be foolish, if we can make good terms with it, to launch out on the establishment of a plant of our own. We have enough on our hands at present in the way of municipal enterprises to keep us busy and The Saturday News, for one, cannot see how the city could hope to gain by launching out on the million dollar expenditure that would be required for a gas plant.

That we shall eventually have the advantage of a supply of natural gas close at hand there is every reason to believe. That it will come before very long is quite likely. When it does, the company that we are now negotiating with cannot continue to supply the artificial product, for its franchise is a non-exclusive one and if it were not willing to make an arrangement by which its distribution system could be used for piping natural gas at what would be a reasonable rate for the latter, another system could be installed against which it could not possibly compete. So the fact that the chances are so good that we shall have natural gas at an early date has absolutely nothing to do with the wisdom of granting the present franchise.

Till the natural supply is available, we want the artificial product and there is no reason why we should not accept the offer of the company to supply this to us if it is willing to do so at a rate which is in no way burdensome to the consumer.

The Movement Against Mr. Borden

As we get to the bottom of the movement that sought to depose Mr. Borden from the leadership of the Conservative party, the better he must stand in the public estimation. When the anti-reciprocity agitation was launched, of which the articles in the Montreal Star and the Canadian Century and those from the nimble pen of Prof. Leacock, were the out-

standing features, scattered as all these were through the medium of advertising agencies throughout the country, it was assumed that these represented the official Conservative attitude.

Now we learn that Mr. Borden did not approve of these tactics and that it was because he registered a strong objection to them that the movement was started against him. At its head was Messrs. Forget and Price, two Quebec members who represent the monied interests in the party. To the credit of the large majority of the Conservative representatives, they stood by Mr. Borden and there seems little prospect that he will be displaced. Who those opposed to him had in view as his successor is not altogether clear but in view of the way in which they have been playing up Mr. Sifton and the fact that he is known to stand in close relationship to them, it would not be at all surprising if it should turn out that he was their man of destiny.

How the party could gain anything by the change either to Mr. Sifton or any other man that might be available, is difficult to see. Mr. Borden lacks some of the qualities which we are accustomed to associate with a successful leader, but what he lacks on the stump he more than makes up for in parliament. It is easy to criticize the course which he has taken on various questions but any man at the head of such a conglomerate array as a Canadian party must be, has to do things which his best judgment cannot sanction. That his hand has been frequently forced no one can doubt and his position has from the first been an unenviable one. But he is not the first political leader in our politics who has gone through this experience and it must be admitted that everything considered he has done exceedingly well. Each year serves to increase his prestige and to fit him more thoroughly for the important post which he fills.

The worst thing that can be said against him is that he has not had the success at the polls that his more ardent followers had hoped for. But this is no reason for regarding him as a political failure. We have had some very sudden changes of opinion as to the ability of leaders who have long remained in opposition once they have been placed on the ministerial bench.

The General Political Situation

Everything was tending to a Conservative victory on the occasion of the next appeal to the people till this reciprocity issue was created. The Saturday News has already pointed out on several occasions how, in its opinion, the party committed a serious mistake in not coming out boldly in favor of the pact. When it was made clear that it was Mr. Taft and not the Canadian ministers who was responsible for it, the latter would not have been able to claim credit. But, with events having taken the turn they have and the Conservative ranks being so badly divided, it is impossible to see how in case of an early appeal to the people, anything but Liberal success can ensue.

The following from the Ottawa correspondence of the Toronto Star, published one day last week, may be regarded as very significant of the government's intentions:—

"The latest report from a semi-official source, and one which is receiving a good deal of credence, is that we may expect a general election somewhat sooner than was anticipated. It is now said that the government plan contemplates an adjournment about the middle of May. During the summer the work of taking the census will, it is said, be gone on with, special attention being paid to the West, and an early session is to be called in September, a Redistribution Act will be passed, and dissolution and an appeal to the country follow in November. This programme is one which would meet with general approval. It is reported that Sir Wilfrid is anxious to appeal to the country on the reciprocity issue, but that there will be no such appeal until the proper representation is given the West."

What the West thinks of reciprocity has become very clear since Mr. Haultain set the fashion for Western Conservatives to give expression to their real opinion regardless of what the party is doing in the East. Mr. A. J. Robertson, Conservative leader in the first legislature of Alberta, has come out flat-footedly for the agreement.

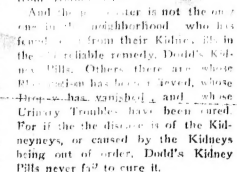
"Of course," said Mr. Robertson in the course of an interview this week, "nobody can tell just exactly what the result of the reciprocity agreement will be until it is tested for a few years. The man on the street may have his own views on the subject, but its advantages must be tested by experience."

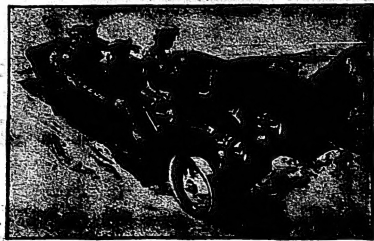
"I always supported John Herron, and I am glad to see that he is going to vote for the agreement."

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Home and Society

Mrs. Walter Scott, wife of the Premier of Saskatchewan, is a guest at Government House, and Mrs. Bullock is giving a luncheon in her honor this Friday.

Mrs. Scoble will not receive again this season.

The hostesses on Twenty-Third St., including Mrs. Farquharson, Mrs. Ferris, Mrs. Lane, Mrs. Waddell, Mrs. Scarth, Mrs. MacKenzie and others who formerly had the 1st Monday for their reception day have changed it to the 3rd Monday, and Mrs. Richards and Mrs. Bourke of Twenty-fourth St. have followed suit.

Mrs. Freddie Lowes has purchased Premier Sifton's beautiful summer home at Banff and Mrs. Lowes, who is one of Calgary's smartest and most popular hostesses, will no doubt do a great deal of entertaining in her delightful country residence.

The friends of Miss Eleanor Woods of Calgary, will be delighted to hear that she has returned from Leithbridge to her home, after an operation for appendicitis, and is now in splendid health.

Mons. and Madame Cole, and Mr. and Mrs. Geo. Stockand, are rejoicing in the birth of bonny wee sons.

I am indebted to 'The Daughters of Mercy' for tickets to their Rose Ball to take place in the Separate School Hall on April 21st, an event already being eagerly looked forward to by smart society.

Miss Therese Holland is the raison d'être of a jolly three table Bridge given by Mrs. Duncan, Smith on Monday evening, when Mrs. Pardee and Mrs. Swaisland captured the attractive prizes. Miss Holland looked very smart and striking in black, and Mrs. Duncan Smith was handsome in palest blue.

Mr. and Mrs. John Somerville have purchased Mrs. W. C. Inglis' home on Victoria Avenue, and will take possession March 1st, when Mrs. Inglis goes abroad with her people.

Miss Ruth Harvey of Orillia, and Miss Armstrong of Perth, arrived in town on Thursday, the first to stay with her aunt, Mrs. Ewing, and Miss Armstrong to be the guest of Miss Nora Campbell.

Mrs. A. Y. Blaine will not receive next week, but will be at home again on the 1st and 2nd Wednesdays of the month.

Mr. Sucking tells me that in connection with the St. Paul Symphony Orchestra recitals next Monday and Tuesday, Miss Tina Haines will give a descriptive lecture in the Auditorium at three o'clock, explanatory of the two programmes to be given by the Orchestra. The lecture is to be absolutely free. Everyone being welcome without money and without price.

I hear that the soloists accompanying the Orchestra are magnificent, away and ahead of any who have visited here, and I trust that packed houses will greet every performance.

Much to the regret of a host of friends, Miss Mackie left Edmonton for the Coast on Sunday night last, her idea being to remain there at least six months for the benefit of her health.

Miss Mackie was an exceedingly clever actress, and did capital work in star parts at Edmonton Dramatic performances. It is to be sincerely hoped that the balmy, moist air of the coast will soon restore her back to us again, feeling newer and better than ever.

Did space permit I had some good local stories to tell you this week but they must keep until next. Hope my journalistic sisters won't capture them first.

Mrs. Nighingale and her lovely wee daughter Cecil will accompany Miss Hudspeth when she goes East, early in May.

Miss Winnifred Macdonald, most popular of girl visitors, was the raison d'être of a merry tea-party, given

by the Misses Cauchon on Monday in their apartments in the Rene Le-marchand Mansions. Madame Cauchon received her daughters' guests, gowned in a frock of lovely amethyst. Miss Macdonald wore a chic little old rose frock with a big black bow. Miss Yvonne Cauchon wore a smart costume of navy blue silk, and her sister pale blue veiled in black silk net.

Mrs. Diddens served the tea from a table aglow with exquisite pink and white cutlery, and Miss May Mc-Kenny cut the loaves.

Miss Cuthbert also entertained at a swaggy little supper, one day last week for this much feted guest. Surely, she must go home, vowing Edmonton the most hospitable city in the world.

I forgot to mention last week that Mr. Ormond Haycock and Lady Evelyn Grey, with Miss Eleanor Kingsford and Mr. Phillip Chrysler, won the championship Fancy Skating trophy of Canada, donated by His Excellency Earl Grey, at the recent competition in Ottawa.

Mr. Haycock is a brother of Mrs. Tom Davies of Edmonton.

Senator and Mrs. Watson and Miss Florence Watson are leaving in June for England, where Miss Watson's marriage to Dr. Ollerenshaw will be solemnized during the month.

Mrs. Martin who spent the winter in Ottawa, and Mrs. Martin, who was in Edmonton all winter, returned to town yesterday, and are receiving a warm welcome from their hosts of old friends here. They are at present the guests of Mrs. Tunstall.

—Vancouver Province.

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(Continued on page 5)

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Music and Drama

Tit-Bits relates this incident:

At one of the Yorkinere inns there
is a pianist who can vamp to any
song that any singer can sing. He
cannot read a note of music, yet in
the local vernacular, he can play
owl.

Recently, however, he met with an
unexpected check. A man hummel
over an air, but the pianist failed to
get the key.

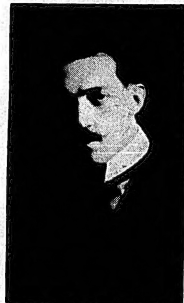
"Let's try it again," he said, and
they tried it again.

Still it was of no use.

A third trial brought no better re-
sult.

Then the pianist turned to the singer
in anger and said: "Sithe, Aw've
tried the on t' white 'uns. Aw've
tried the on t' black 'uns, and Aw've
tried the on t' black and white 'uns
mixed. It's no use; tha's singing be-
tween t' cracks."

This certainly serves as a reason-
able explanation of a good deal of
singing we have all heard.



Geo. Harris, Jr.
Tenor with the St. Paul Symphony
Orchestra

Stories of jealous musicians are
many. But one which Ford Madox
Huffer tells in last month's Harper's,
to which he is contributing his musical
memories, is particularly good:
"No doubt," he writes, "the triumphs
of the footlights are sweet, but I re-
member no triumph on the surface of
it so unalloyed as that of Madame
A, recounting how she had succeed-
ed in killing the parrot of Madame
B. This took place, I think, in Pitts-
burg, or it may have been in Den-
ver, or in Chicago or in San Fran-
cisco. At any rate it was upon one
of the opera tours organized by

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change in the fashion of 'evening

dress' in the West End theatres."
Well, that change, I fancy, is com-
ing. I do not mean that there will
not always be a considerable number
of people who find it easy and plea-
sant to dress for the theatre, but play-
goers do not go and sit in the walls
primarily to feast the eye of the ac-
tor," and Mr. Alexander is right when
he says he would like playgoing to
be made as easy and inexpensive as
possible. I do not hesitate to say
that hundreds of people are kept a-
way from theatres every night
through thinking that it is obligatory
to go home and dress. By the time
a hard working man has got home he
is often indisposed to move out
again—I am talking of those thou-
sands to whom a visit to the theatre
means a tube, tram, or train journey
—whereas if he could arrange for his
wife to meet him in town and dine,
a visit to a play would be rest and
relaxation, I think this is what Mr.
Alexander means when he talks a-
bout the theatre—the legitimate the-
atre—being much more part of the
citizen's ordinary day in Germany,
the United States of America, and
other countries than in this country.
It is; and evening dress is seldom
worn. Not so very long ago since



Mme. Harriet Orendorf
Soprano with the St. Paul Symphony
Orchestra

We are not up against the problem
in this outpost of the Empire
to the extent they are in London
of "To dress or not to
dress" for the theatre. But the fol-
lowing from Truth has decided in-
terest to us all the same:
"Theatrical managers, who as a
class are willfully blind to their own
interests, and then rend the air with
their cries about bad business and
unfair music-hall competition, have
been drawn recently by a conten-
tious (London Opinion) on the
question whether or no evening dress
should be obligatory in the stalls and



Mme. Elisabeth Roth-well-Wolff
Soprano with the St. Paul Symphony
Orchestra

dress circle. Of course, as a matter
of fact it is not. I do not believe
there is any management in London
that would refuse me admission if I
went to the stalls in morning dress,
but there is a sort of unwritten law
that you are supposed to dress, and
most managers encourage this idea.
Mr. Fred Terry, for instance, thinks
that "it feasts the eye of the actor to
see a well-dressed house," and Mr.
Wooden Grossmith, while deprecating
the idea of "playgoers being debar-
red from going to any part of a
theatre on account of their style of
dress, would much regret to see any

REDUCED RATES TO CALGARY

The Alberta Spring Shows and
Sale will be held in Calgary, April
18th to 21st, 1934, under the auspices
of the Alberta and Dominion Depart-
ments of Agriculture, and the Al-
berta Provincial Live Stock Associa-
tions. This is an annual event, be-
ing the Tenth Annual Horse Show,
the Seventh Annual Fat Stock Show,
and the Eleventh Annual Auction Sale
of Bulls.

The Canadian Northern appreciate
that residents along their lines in
Alberta want to attend this event,
and therefore, will authorize the very
low rate of single fare for the re-
turn trip from Alberta stations.

The general public may purchase
these low fare tickets to Edmon-
ton, and then repurchase via C. P. R.
to Calgary at the same low fare.
Dates of sale April 17th to 19th in-
clusive, return limit April 24th, 1934.
Special arrangements for members of
Live Stock Associations. Further
details can be obtained from Cana-
dian Northern Railway Agents.

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Return Limit Ap 19th

1934.

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Edmonton, Alta.

OBEDIENT HULDAH

When the thermometer dropped
below zero Mrs. Rogers was much
disturbed by the thought that Huldah,
the new kitchen maid, slept in an un-
heated room. "Huldah," she said, re-
membering the good old custom of
her childhood, "it's going to be pretty
cold to-night. I think you had bet-
ter take a flat-iron to bed with you."

"Yes, ma'am," assented Huldah, with-
out enthusiasm. Mrs. Rogers, happy
in the belief that her maid was con-
fortable, slept soundly. In the
morning she visited the kitchen.

"Well, Huldah, how did you get along
with the flat-iron?" Huldah breathed
a deep sigh of recollection. "Well,
ma'am, I got it 'most warm before
morning."

"In some parts of Africa," said the
returned explorer, "one can buy a
wife for half a pint of common glass
beads."

"Well," replied the fussy old bach-
elor, "no doubt a good wife is worth
that much."

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The Saturday News

FINANCIAL SECTION

Spring is at hand—so is the rain. We are using the finest Oak Tanned Leather procurable.

The Progressive Shoe Repair Co.
corner 5th and Jasper

The Investor

The record for Jasper avenue property went up another notch this week when the Bank of British North America bought the corner of First, now occupied by the National Trust, for \$2,000 per front foot, there being 56 feet on Jasper and 100 on First. The significance of this purchase will not be denied by anyone who is acquainted with the methods of the B. N. A. It is perhaps the most conservative financial institution doing business in the country, and when it considers that it is worth while paying such a price for a good site in Edmonton, it may be assumed that it has acted only after the most exhaustive investigation as to what is in store for the city. It is about two months ago that it announced its intention of opening up in Edmonton, purchasing at that time the property immediately to the east of the site which it acquired this week. Its former purchase, it will, so it is said, put on the market.

On the other side of Jasper, directly to the west of the Merchants Bank, fifty feet was sold this week by McDougall and Secord to Messrs. Killen and Gilbert and G. A. Reid, at the rate of \$1650 per front foot.

The building out of which the Union Bank will move at an early date, now that its handsome new building has been completed, was sold by the owner, James Powell, at the end of last week, to Frank Goode for \$15,000, there being 35 feet on Jasper.

Mr. Powell about a month ago purchased the Cushing factory property on Nemayo avenue and disposed of it this week for \$80,000, netting, it is said, a large profit on the deal. Mr. Powell has been one of the most active and most successful real estate operators in the city in recent months.

The activity that has been manifested in Whyte avenue property in Strathcona does not bear out the forecast that was so generally made that with the building of the high level bridge and the advancement of the project for the union of the two cities, Strathcona would suffer as a business centre. It is quite apparent that with the large increase of population that will take place on the south bank of the river, there will be a rise in price of all kinds of property, though in that for residential purposes it is bound to be larger than in the other class. A very active demand is apparent in the case of the former. Already the traffic between the two cities has increased to such an extent that the street railway department has been forced at the beginning of the present week in inaugurating a twenty minute service, which will prove a very considerable convenience. A petition has been presented by the staff and students of Alberta college asking that the line be extended to the west end of Strathcona terminus to Seventh street, so as to serve those who have to attend the college better. With the opening in the fall of the university classes in the residence building, now nearing completion on the university campus, this extension will certainly be required.

The completion of the new bridge over Mill creek, which carries Whyte avenue over into the eastern section of Strathcona, took place this week. Closely connected with this section will be both with Strathcona and with Edmonton, when the new east end bridge is completed, it is not at all surprising that there has been a large increase in property values there. An acre was recently given at \$400 an acre on some land at the top of Bowler's Hill.

The incorporation is announced of the company which proposes to erect apartment houses in different portions of the city. The first undertaking will be that which has been planned for the brow of the hill on Fifth street, on the property where Mrs. Richard Hardisty's house is now situated. Mr. W. A. Griesbach is now in England in connection with the enterprise.

Ald. Grindley six years ago purchased

ed lot 261 on First street for \$800 as an investment for his sister. This week it was sold for \$15,000.

The offer to the city council of 230 acres near the Swift packing plant for the purposes of a union stock yard is still under consideration. Ald. Lundy at the last meeting came out very strongly in favor of its acceptance and also suggested the establishment of a cold storage plant and abattoir, which he estimated would cost \$100,000. Without discussing the merits of this particular offer, there is no doubt that the city would be well advised in going ahead with the general project. It has a wonderful chance of becoming a great stock centre and anything that it can do to help along this development, it should not hesitate over.

"Your packing plant," said Mr. McMullen, the general live stock agent of the G. P. R., when in Edmonton the other day, "is the beginning of a great industry. It will grow better every year, as the country fills up with stock." Edmonton has already done much towards encouraging the raising of stock by farmers in the attention which it has enabled the exhibition association to give to this side of its work. The spring cattle sale that will be held this month will show what progress has already been made along this line. The Burns plant will, it is generally taken for granted, be placed somewhere near that of the Swift Co. and with the establishment of the stock yards North Edmonton should make before long a very respectable showing among the live stock centres of the continent.

There is no agricultural development which makes more for real progress than this. The current number of Canada Monthly contains a plainly worded warning to the sections of the west that are crazy over wheat and points out to them a year that carries the utmost conviction; that unless a change is made in methods, the future is a black one for them.

The Dominion sheep commission held several very interesting sessions in Edmonton this week, when much useful information was brought out regarding the possibilities of the industry in this part of the west. The great difficulty was in coping with coyotes and rabbits. With proper fencing this, however, should be possible. The opinion was generally expressed that if women were placed on the free list, it would help very materially. The commissioners could see no reason why sheep raising should not attain large proportions in Alberta.

The Edmonton council decided at its meeting this week to use five or six tons of asphaltum, to be brought down from McKernan by Messrs. J. K. Cornwall and Alfred Violette, on one of the Edmonton streets, as a test of its value.

The fact that the first year's rental has been paid on thirty-eight oil claims taken up near Pelican Rapids, which amounted to \$4000, indicates that the men behind are in earnest in pushing ahead the work of exploitation there.

The Imperial Bank of Canada has declared a dividend at the rate of 12 per cent. per annum for the quarter ending 30th April, 1911, payable on the 1st of May next.

Edmonton at the end of the present week will undoubtedly see the heaviest influx of prospective citizens in its history. Each day the ordinary trains come in heavily loaded. A special from Montana is due on Thursday, one from Wisconsin on Friday and two from Toronto on Saturday one of the first to be run through between the two cities by the Grand Trunk.

The immigration figures are smashing all records with a vengeance. In the Old Land the departures are so sensational as to attract widespread attention. No less than 24,000 people left the Clyde on Saturday last.

The Edmonton land office has been a very busy one for weeks past. The figures for March this year and last year are very suggestive. Here

they are:

	Mar. '11	Mar. '10
Homestead and entries granted	440	302
Purchased homesteads	1	2
South African scrip	22	7
Hudson Bay scrip	3	3
Entries cancelled	213	140
Applications for cancellation received	132	...
Applications for patents received	242	155
Letters received	636	580
Letters sent	7518	6509

The bank clearings for March went up to \$8,804,702 as compared with \$4,766,375 a year ago. Hamilton's figure was \$8,656,763 and Quebec's \$9,208,351, the one slightly behind and the other slightly ahead of Edmonton. Where a year ago Halifax, St. John and London were away in the lead of the Alberta capital, they all now trail over two million dollars behind.

The bank clearings serve to illustrate the growing importance of the west. A year from now it is practically certain that of the eight leading Canadian business centres, so far as this is indicated by the bank clearings, five will be to the west of the Great Lakes.

The Edmonton Council has agreed to give the Grand Trunk Pacific water at cost for twenty years and a fixed assessment of \$50,000 for five years, in return for which it will erect a hotel to cost at least \$400,000 on the site which it has acquired on McDougall Avenue where the Grand View hotel and the Travis-Barker store now stand. It is expected that the actual cost of the structure will be in the neighborhood of \$750,000.

The site is a magnificent one and the enterprise is significant as showing the company's faith in the future of the city. That it will be the means of bringing a great many people to Edmonton there is no doubt.

Theoretically there is no doubt that the complaint of the other hotel men is well founded that they are entitled to terms as liberal as those given to the G. T. P. This is a difficulty which has been faced in other cities where an enterprise of such large proportions has been launched. The only justification is its size and the undoubted advantage of having the city thoroughly established as one of the principal points on the company's system. The concessions are not large and the benefits which will accrue are many.

What the company's hotel will be called is the next question. In Ottawa it chose the name Chateau Laurier. It will hardly go so far as to pick Chateau Oliver for Edmonton. Considering the site above the river, Chateau or Hotel Saskatchewan would do very well.

The decision of the G. T. P. makes the property of the Edmonton Club very much more valuable. It had already decided to go on this season with the addition of another story to the building, which will make it one of the most complete institutions of its kind in the country.

A new firm has just commenced a general real estate and brokerage business in Edmonton with every prospect of making an important place for itself. The members are Mr. W. L. Wilkin, for many years in business at Fort Saskatchewan and Mr. J. A. MacKinnon, when there is no better known young man in Edmonton. Their office is Room 117, Windsor Block, which is already the scene of no small activity. In addition to their other business, they will act as agents for the British Northwest Fire Insurance Company.

Canadian Finance, published in Winnipeg, issues this much-needed warning:

"Undoubtedly Edson, as the last divisional point of the G. T. P. on this side of the Rockies, is to be a place of some importance. With coal measures to the south of it, other mineral areas and tracts to the west and north-west, and the rich agricultural lands of the Peace River to the north, it looks to have a strategic position.

"The Grand Trunk Pacific, through its allied town-sites company, has subdivided into lots some 200 or more acres at Edson—breathing space en-

ough for a station or two it might be thought. But take advantage of the interest shown in Edson's possibilities, various companies have put properties on the market, some of them two miles or so from the railway.

The unfortunate feature of it is that the people who get landed with these near-townsite lots do not read the financial papers, at least, not until after they get stuck, when they begin writing plaintive letters of inquiry to financial editors."

Sir Edward Tennant, who has been touring the Dominion, at the head of a party of English financiers, addressed the Canada Club in Vancouver the other day and concluded his speech with the following: "To sum up. Do not allow speculation to carry you beyond your depth. Encourage the building up of industries. Endeavor to attract the small investor to start business here. Try to find the bond of mutual interest between capital and labor. Build your city with due regard to the health of your children and to the health of your country. Face bravely your responsibilities as citizens of a great empire, and train the youth of your country in the cultivation of moral and intellectual pursuits, and to carry on the noble traditions of our race."

Better advice could not be given nor could it be better expressed.

A writer in the Philadelphia Saturday Evening Post gives the following excellent advice to people who contemplate investing their savings in real estate:

In discussing real estate buying you must first consider the reason for buying; second, the kind of money employed. This article is concerned mostly with savings, on which no chances should be taken, which may be put into land either for a home site or for safe investment.

At the outset, and in the consideration of any real estate for purchase, it is good to keep in mind one big, fundamental, economic fact, which is that land values are determined by the presence of people. Prosperity on land is usually costly and it is wise to let the rich indulge in this activity.

Therefore, one of the first and most important rules to be observed in buying real estate for your own use is to buy where there are people. Another primary rule is to consider carefully the accessibility of the home site to the place where you work. At this point the question of transportation comes in. A site may be healthful, attractive and ideal in every way, but, if it is not on a line that furnishes quick and cheap transit, living there will become a burden and an expensive luxury.

The question of conveniences is likewise most important. The neighborhood should have streets and a water supply. Other conveniences may come in time, but these are essential. One handicap in buying a lot in an undeveloped community is that there is no legal requirement to build or maintain highways. A highway makes traffic, and traffic, in turn, brings people, business and increase in value all around. If there are no streets people will not build, and thus the elements of population, which is so vital to realty appreciation, will be lacking.

Even if the real estate buyer gets a site that promises satisfactory increase in value in a community that is developing fast, his path is strewn with pitfalls. No matter where the property is located, his first task should be to see that the title, which is the claim to the land, is good. It must be thoroughly "searched." People who try to save money on title investigation usually find it a pretty costly economy in the end."

At a special meeting of the Alberta Railway and Irrigation Company, held recently, a resolution was passed sanctioning the disposal of the company's railway and other properties to the Canadian Pacific Railway Company, who guarantee the payment in perpetuity of 6 per cent. on the capital stock of the Alberta Company, and assume all the latter's obligations.

The chairman, Mr. E. T. Galt, stated that he was a thousand obligations to announce that instead of a guarantee

of 6 per cent. per annum, the Canadian Pacific Company would purchase any shares of the Alberta Company at \$150 per \$100 share, plus an allowance of \$3 per share for dividend since July 1 last, provided holders to the aggregate extent of 8,000 shares notified the secretary of the company in writing that they would accept the option, which will remain open until May 1 next.

There can be no question about the upward movement that has taken place in farm land values in this part of the west. That there has been a decided rise throughout Alberta and Saskatchewan is quite clear. Various causes are assigned, of which the prospect of reciprocity is one. The Hudsons Bay Company, so a despatch from Winnipeg states, has advanced its prices in all cases by at least \$5 an acre and in some by \$10.

This development gives decided interest to the incident which was vented in parliament a little while ago which arose out of advice which Sir Charles Fitzpatrick, Chief Justice of the Supreme Court, was said to have given some Dutch investors against putting their money into mortgages on Western Canada lands.

It appears that Sir Charles had an interview with the son of John Lohman, who was interested in the proposed Dutch company intending to operate in Canada. Here is a letter from Mr. N. H. de S. Lohman to Sir Charles Fitzpatrick, in which is repeated the advice given by the latter gentleman. The original letter is in French and a rough translation follows:

The Hague, Dec. 2, 1910. Sir Charles Fitzpatrick, Chief Justice of Canada, Ottawa.

Dear Sir—My father has sent me your message of today, in which you ask me to verify the conversation I had with you regarding the investment of money in Canada, and which has given rise to a discussion in your Parliament.

I think that the best reply I can give you is to send you a translated copy of my letter of the 5th of September, 1910, addressed to the party who had proposed that I should accept an office in a limited liability company having for its object the lending of money on real estate in your country.

As you know, it was concerning this matter that I consulted you on the 30th of August last.

My letter of the 5th of September was in reply to the question which had been put to me, why, after having committed myself as favorable to the idea of the scheme, I had withdrawn my active co-operation. I had already given my reasons in an interview, but it was deemed very necessary that they should be given in writing. This accounts for the fact that your name appears in the letter without previous explanation.

The letter was as follows: "The reasons for which I am withdrawing are essentially as follows:

"According to the opinion of Sir Charles Fitzpatrick there are assuredly splendid business opportunities in Canada; nevertheless, he thinks that at the present time it would not be an easy task to launch new enterprises, as present land values are above the real values, and will come down at some time in the future. "He was also of opinion that if we wished to rely on a greater real value than 50 per cent. (that is to say on mortgaged real estate) it would not be possible for our bank to secure, by means of 7 1/2 per cent. because, being given the advantage of such great over-valuation, people could easily borrow money at 5 per cent.

"He deemed it of the utmost importance that those who were going to constitute the bank directorate should personally familiarize themselves with the situation right on the spot before beginning business, and that they depend upon the information thus secured as to whether they should start business immediately or at some other later date.

"One of the greatest dangers, according to his opinion, was the way in which a Canadian bank was compelled to manage its business. An individual who is not in a hurry, he said, has a thousand opportunities of investing his money safely and at

a suitable rate of interest, but a bank runs the risk of being led into uncertain things; this too was an urgent reason why the directorate should familiarize itself with the situation in relation to the farmers. "Sir Charles Fitzpatrick, by virtue of his present position and his past experience, is deserving of the greatest confidence and is reputed to have a thorough knowledge of the state of things in Canada. His judgment is not open to doubt. Is his judgment emphatic enough to defer for a while yet the organization of the bank? That is another question. But as for me, as a man of discretion, the uncertainty of the situation alone is sufficient to compel me to withdraw from a project, whatever it is, which is proceeded with contrary to the counsel of a competent expert.

If Bank Did Not Prosper

"With regard to this case, I repeat what Sir Charles Fitzpatrick impressed upon me, that Canada has a great future, and presents a magnificent field for sound business propositions. "Nevertheless, in the event of our bank not prospering, I should never forgive myself for having ignored the caution of one who was in my eyes a competent expert."

I think, sir, that this letter sets forth fully and without exaggeration the opinion which you conveyed to me. It appears that it has been employed unwisely and that its relation to my decision has been carelessly brought out. Otherwise, I do not see how anyone could "make it hard for you."

My father requests me to convey to you his sincere regards. Accept, dear sir, the assurance of my heartfelt greetings.

N. F. de Savornin Lohman. In a letter to Mr. F. C. T. O'Hara, Deputy Minister of Trade and Commerce, Sir Charles Fitzpatrick says: "The only omission in Mr. Lohman's report is that he did not mention his intention to establish a bank. I had sold him that under our law the banks could not loan on real estate. This man is not the one of Mr. Preston speaks."

Sir Charles' advice as to the need of having foreign capitalists acquaint themselves with conditions here was sound. But the opinion which is expressed as to land values being inflated is not borne out at all by the experience of the past four years. If values were maintained during the severe financial depression which set in early in 1907 they must rest on a good foundation and it looks like very poor counsel for a man in his position to give that seven and a half per cent. could not be safely secured on mortgages here.

PROGRAMME FOR TUESDAY

St. Paul Symphony Concerts at McDougall Auditorium

Soloists:—Mme. Elisabeth Rothwell-Wolf, Soprano; Mlle. Louise Barnock, Contralto; Geo. Harris, Jr., tenor; Rosendo Bourdon, cello; Christian Tisserand. Violin; C. Wasmann, clarinet.

1. Goldmark Overture to Sakuntala.
2. Dvorak, Largo from "New World Symphony."
3. Bizet "Habanera from Carmen" Mlle. Barnock.
4. (a) Jaeneff (Berens)
- (b) Massenet Under the Lindens from "Scenes Alsaciennes" Cello solo by Mr. Bourdon.
- Clarinet solo by Mr. Wasmann.
- Intermission
5. Wagner, Aria "Prelude from Meistersingers," Mr. Harris.
6. (a) Debussy Pizzicato from "Sylvia."
- (b) Saint-Saëns Barcarolle "A Night in Lisbon."
- (c) Massenet Meditation from "Thais."
- Violin solo by Mr. Timmer
7. Massenet Aria of Salome, from the opera "Herodias."
- Mme. Rothwell-Wolf.
8. Rossini William Tell Overture.
- GOD SAVE THE KING

Mr. A. G. Harrison was elected to the presidency of the Western Fair Managers Association at its recent meeting at Regina.

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Acre Lot 8, Block 21, \$500 cash, balance 6, 12, 18 months \$1,500
BROOKLYN—
Blocks 21 and 22, 8 1-3 acres, cash, 6 and 12 months..... \$3,000
HEMPRIGGS—
Acre Lot 5, Block 5, about 3-4 acre, \$700 cash, 6 and 12 mos. \$1,200

HOUSES FOR SALE

FAIRVIEW—
8-roomed house, phone light, etc. Horse barn 24x30, cow barn, 42x60, and other small buildings. Stands on one acre 1-3 cash, balance easy. Will trade for farm..... \$5,000
7-roomed house, 20x24, with kitchen 14x24, furnace, cement basement, house almost new. \$1,000 cash, balance month by 7 per cent..... \$2,200
H. B. R. SEVENTEENTH ST.—
8-roomed house, fully modern, very superior fittings and appointments; maple floors, built in fireplace; splendid view up river. Lot is 25x150, easy terms..... \$5,300
H. B. R. EIGHTH STREET—
8-roomed house, fully modern, brick and stone trimming close to Parliament Buildings. Terms..... \$8,500
INGLEWOOD—
5-roomed cottage, new; full sized basement. Cash..... \$1,800

CITY LOTS

NORWOOD—
Lot 71, Block 46, half cash, balance 6 and 12 months..... \$450
Lot 23, Block 22, half cash, balance 6 and 12 months..... \$500
Lot 18, Block 76, half cash, balance 6 months..... \$375
Lot 6, Block 18, half cash, balance 6 and 12 months..... \$500
Lot 13, Block 13, one-half cash, balance 6 and 12 months..... \$1,500
Lot 12, Block 61, one-third cash, balance 6 and 12 mos. \$550
Lot 11, Block 13, one-third cash, 6 and 12 months..... \$1,400
Lot 20, Block 12, half cash, 6 and 12 months..... \$550
H. B. R.—
Lots 48 and 49, Block 2..... OFFER
West 28 1-2 feet of Lot 10, and 53 1-3 feet, Lot 11, 108 feet deep, Block 17, H. B. R., half cash, balance 6 and 12 mos. \$6,000

NORTH DELTON—

Lot 9, Block 4.....
Lots 16, 17, 18, 19, 20, Block 32; half cash, balance 6 and 12 months; each..... \$225
Lots 11, 12, 13, Block 12, 50x150; one corner, \$250 cash, balance 6 months, or \$450 all cash..... \$475
Three Lots in Block nine, cash, each..... \$210

FAIRVIEW—

Lot 10, Acre Lot 4 and 5, Block 3; \$425 terms, \$225 cash, 6 and 12 months, all cash..... 375

INGLEWOOD—

Lots 1, 2, 3, Block 47 half cash, balance 6 and 12 months \$1,400
Lots 6, 7, 8, Block 42, Terms..... \$1,050
Lot 5, Block 8, \$315 cash, balance 6 and 12 months..... \$550
Lot 31, Block 14, R.F., 12 and 14, half cash, balance 6 and 12 months..... \$500

NORTH INGLEWOOD—

Lots 6, 7, 8, 9, 10, Block 17; half cash, 6 and 12 months..... \$345

STORE

NORWOOD—

Lot 5, Block B, Plan 267 R., two large stores and shed Terms..... \$6,000
DON'T FORGET "BARTON" LOTS, \$90.00 UP, \$10.00 CASH, \$50.00 MONTH. NO INTEREST. NO TAXES

ARTHUR BLOOMER

PHONE 4321

115 JASPER AVE W.

Where the Shops Beckon

Among the Millinery establishments that have done a record business this Spring must be mentioned Mrs. Ferrier's new hat shop on Jasper West, where there is at present on display a splendid assortment of hats of every shape and description, ranging from large dress chapeaus to the ever popular tailored models.

Even with her large staff Mrs. Ferrier has been kept rushed to keep up with her orders. This week she also opens a new stand in Fort Saskatchewan, a sure sign of how her business is rapidly expanding.

Among the new trimmings that are selling as soon as opened, I saw some exquisite bead and star embroidery braids, some in peacock tones; one charming one in mother-of-pearl shading, silver and dull gold wings and ornaments, silver cords and tassels, and an immense variety of novelties.

One ready-to-wear was of black soft chip, faced with blue, with a silver cord and tassels. Simple but ultra smart.

A little model in black, trimmed with red poppies was very chic and Spring like.

One I fancied in black, had silver shaded wings, half veiled in silver net.

Another dress model was of old rose entirely veiled in gold net with gold ornaments and old rose plumes. Another was in soft yellows and

whites with a quaint wreath of small yellow roses.

A modish creation in taupe and white, had an embroidered braid rim, and taupe and white willow plumes caught straight up at the sides.

The showing of children's and babies' headwear is fascinating. Little Alpine hats with long, charming scarves. White lingerie hats with weenies; pink roses. Soft straw poke bonnets, trimmed with scrunchy ribbon choos; little plain Dutch models fitting softly to the head.

Most of the hats have been made right in Mrs. Ferrier's own work rooms and demonstrate the most modish touches, without the objectionable features of the sensational Fashion-plate types.

Perry

"But, Willie," said the had boy's mother, "didn't your conscience tell you that you were doing wrong?" "Yes'm," replied Willie, "but you know you told me not to believe everything I hear."

"I say, doctor, inquired a man who was fishing for free medical advice, "what do you think makes me so bald?"

"H'm," rejoined the doctor, "I ascribe it to the fact that your hair comes out."

W. L. Wilkin

Jas. A. Mac Kinnon

Announcement

We beg to announce that we have opened offices at room 117 Windsor Block one door west of Windsor Hotel, Jasper Avenue. where we will carry on a real estate and general brokerage business with our thorough knowledge of local real estate conditions we can be of service to you in handling your sales or purchases.

This week we particularly solicit your
LISTINGS

We are Edmonton Agents for the British Northwestern Fire Insurance Company, and we ask you for a share of your fire insurance. We want you to call at our offices or telephone 2424 and we will be pleased to call at your residence or place of business.

We need listings and we can give you satisfaction in the handling of your business.

WILKIN & Mac KINNON

Rooms 117 - - - Windsor Block

Telephone 2424 - - - Jasper Avenue West

These are worth your Attention

A quarter section on Alberta Ave., West, suitable for subdivision. Price \$50.00 per acre. Good Terms.

Five large lots in Elm Park, \$100.00 each.

Five lots in Block 73, Norwood, \$375.00 each.

Two lots in Block 28, Norwood on Kirkness St., \$850 each.

Half section nine miles from Edmonton, Horse Hills district. \$30.00 per acre.

Call and See us

A.B.C. Realty

Company 328 Jasper Ave East

FOR SALE

A beautiful \$400.00 residential lot in Central Jasper Place for \$300.00 on easy terms.

Address, Box A77 c-o
Saturday News Co. Ltd.

Advertise in the "News"

Fort George

If you want a good lot **ACT QUICKLY**
We have a few fine locations left

On Easy Terms

Also some fine 5 Acre Garden tracts near the City.

For further information call and see the

FORT GEORGE & FRASER VALLEY LAND COMPANY.

790 First St. EDMONTON Phone 4178

C. A. Lowe

637 FIRST STREET

Two Big ONES

BLOCK IN INGLEWOOD

Only one block from Car Line, \$13,000; \$2,000 cash, \$1,000 in 2, 6, 9 and 12 months. Balance in 5 years. Interest at 7 per cent.

BLOCK IN GLENORA

\$8,000. Good. Terms. Will sell half the Block.

SEVEN ROOMED COTTAGES FOR SALE

\$1600 each. Easy terms. 1 Block from Car Line.

C. A. LOWE

Real Estate Phone 4511 637 First St. Edmonton

CARR DALLOW & COMPANY

869 First Street.

Phone 4533

FRASER AVENUE IS MOVING

Look these up

Lot 21, Block 17, \$2500, half cash, 6 and 12 months.
Lot 10, Block 10, with 7-roomed house, \$3500. Very easy terms.

NORWOOD

Lot 16, Block 12, \$600. \$300 cash, 6 and 12 months, corner lot.
Lots 27 and 28, Block 21, \$1050, \$750 cash, balance in October.
Lot 23, Block 23, \$600, half cash, balance 6, 12 and 18 months.

Namayo Avenue

Double corner with 78 feet frontage, north of track and south of Wilson St., \$8000, half cash, balance easy.

H. B. R.

Lot 212, Block 13, \$1000, \$400 cash, 1, 2 and 3 years.
Lot 235, Block 5, including house rented for \$800; \$700, half, 6 and 12 months.
Lot 127, Block 8, including 7-roomed fully modern house, also small shack. \$7500, half cash, balance 3, 6 and 12 months.

Houses from \$1000 to \$6000—enquire.

FOR SALE

Groat Estate—Double corner
being Lots 10 & 2 Block 12
James St. now 23rd St. & Ath-
abasca Ave. Cash \$4,500 or
on terms.

Apply Owner, Box 78,
Saturday News

..EDMONTON..

"The Queen of the Golden West"

Nothing can stop the rapid growth of Edmonton—study your map—see the position Edmonton occupies and **don't** "watch Edmonton grow," but get in and profit by its growth. Prosperity will never be as cheap again as it is today, we have made money for others—we can do the same for you.

Namayo Ave.

Lot in Block 18, \$2750, good terms.

Lot in Block 24, \$2,000; \$250 cash.

H. B. R.

Lot in Block 4, \$1700. Half cash.

Double corner in Block 6, \$4000.

FIRST STREET

One hundred feet on First St., just north of track, \$30,000. Third cash. A big profit in this

Inglewood

Three lots in Block 17, \$475 each.

Two lots in Block 5, \$600 each.

Westwood

Lot in Block 4, \$350. A bargain.

These are just a few of the many good buys on our list. We have property for sale in all parts of the City at right prices.

LIST WITH US FOR QUICK SALES

Stuart & Co.

348 FIRST ST.

OPPOSITE ALBERTA COLLEGE

PHONE 4446

THE FASCINATION OF INVESTING

Is always a Feature that Inspires one to Do Big Things, Its Promises, Brilliant Futures and Unknown Possibilities Blend ed with an Assurance that you Cannot Lose Money and a Delightful Charm and you feel that the Property you Hold is an INVESTMENT, NOT A SPECULATION. One that will Bring Its Returns in Good Order and not Leave you Doubting after Parting with your Money.

Now, Sir, in

EVANSTON

We have a Proposition that is an INVESTMENT—and will Add to Your Bank Account in the Near Future. Its Qualification such as Ideal Location on Alberta Avenue—Close Proximity to the Car Lines, with the Future Prospect of Actual Contact Ere Long—its "Inside" Virtues as a Subdivision Overlooking the City—Our Guarantee That Every Lot is High and Dry, Combined with the Remarkable Easy Terms Upon Which We are Selling EVANSTON—All Tend to make This Property Appeal to You. Below are the Prices and Terms of the Balance of the Lots—Get in on Them as Soon as You Can—It Will Be to Our Mutual Advantage.

LOTS \$350 to \$650

Terms one-third Cash, Balance
4, 8, and 12 months

F. C. Lowes & Company

Real Estate
Insurance

28 Jasper East
Edmonton

Financial
Brokers

Buy NORTHWESTERN

ASBESTOS SHARES

You will make no
mistake

The CITY STOCK EXCHANGE

460-520 Jasper Ave. East.
Phone 4403.

FOR SALE

Wholesale liquor and cigar busi-
ness. Finest climate in B. C.
Address Box 34, Creston B. C.

TENDERS

Tenders are invited for the
erection of a three-storey Store
and Office Block on Jasper
Ave. E. for ERNEST BROWN
LTD.

Plans and specifications can
be seen at the Builders' Ex-
change, McDougall Ave., or at
the Offices of the undersigned.
Tenders to be delivered to
the Architect on or before 5
p. m., Monday, April 10.

The lowest or any tender
will not necessarily be accept-
ed.

JAMES HENDERSON,
F.R.I.B.A.
Architect 40 Jasper Ave. W.

CELESTIAL MUSIC

Perhaps it is as well that it is not
given to mortals many times in a life-
time to listen to such music as the
Schubert "Unfinished Symphony" as
it was played by the St. Paul Orches-
tra last Sunday afternoon. It is dif-
ficult to express the impression made
by the exquisite clearness and deli-
cacy which made it possible to trace
every phrase from group to group of
instruments, and through all its phas-
es until repeated in some other voice,
and the reading which Mr. Rothwell
gave it was in every way calculated
to enhance the somber yearning of
the first movement, while continuing
to a heightened tenderness in the sec-

ond, which has a curious complete-
ness without a third. There is no
soloist who sings before St. Paul
audiences who received quite so warm
a welcome as Elizabeth Rothwell-
Wolff, both for her beautiful sing-
ing and lovable personality. Like
the orchestra, Madame Rothwell-
Wolff has reached, if it were possible,
a higher plane of conception than a
year ago, and the broadest intellec-
tual grasp which comes only with
maturity, added to the familiar ten-
der sympathetic voice, only proved to
St. Paul music lovers what they
have maintained in past years, that
Madam Rothwell-Wolff was not yet
at the zenith of her powers. The ar-
rangement of Salome from "Herodiade" (Mas-
sene) and the Liebestod from "Tris-
tan and Isolde" (Wagner) were so
invested with the true spirit as to
leave no taste for the "Three Ballet
Pieces" (Rameau), however charming
they might be in themselves, or for
the "Tannhauser" march, without
which the program seemed strangely
complete in itself.—St. Paul Des-
patch.

The seats for the St. Paul Orches-
tra Concerts on Monday and Tuesday
next at the McDougall Auditorium
are selling rapidly at Harmony Hall.

"EVERITT" SUCCESS PRO- NOUNCED

Sturdiness of building, a two-year
guarantee, an ample equipment in-
cluding an extra tire, and the ample
resources of the Tudhope Motor Com-
pany of Oshawa, have combined to
make this year's "Everitt" the best
car value in the market at \$1450.
Being made in Canada, buyers will
save \$450 duty and still get all the
famous "Everitt" features—in fact,
motor experts say that the Cana-
dian-built "Everitt" excels its Ameri-
can cousin of the same name in sev-
eral important essentials.
Get the catalogue.

The only way, after all to make
other people good, if that is the end
in view, is to be good oneself in such
a way that other people want to be
good, too.—A. C. Benson.

It is in the minor actions of our
daily life that our character is reveal-
ed.—Lee.

What we are doing speaks with
greater force than what we are say-
ing.—Rostown.

Men astonish themselves far more
than they astonish their friends.—
John Oliver Hobbes.

It is the rally of loyal allies which
help most to win a good cause to
victory.—W. S. Rostown.

THE CITY STOCK EXCHANGE

690 Jasper Ave. East.

Phone 4403

42 feet on Queens Avenue
with cottage on it all mo-
dern a snap. See us for
some good buys in the
Groat Estate.

List your property with
us, as we have the customers
if your price is right. Rent
your houses with us, we
have the tenants.

See us for some more
good buys in Strathcona.

the residential part of the
Twin Cities.

Some good buys in Nor-
wood. See us before in-
vesting.

A splendid snap in the
Hagmann Estate of 13 lots.
A big snap in Strathcona.
1 acre, \$700 cash.

Some good buys in Beech-
mount. for \$700. Terms.

PHONE 4403 FOR BARGAINS

GREATER EDMONTON



It's Causing a Lot of Talk

And it is no wonder. This is a happy family receiving the news, over the phone that a sale has just been completed of some city property they had invested in, in Strathcona a short time previous to the AMALGAMATION of

Strathcona and Edmonton

into one vast municipality known as

Greater Edmonton

A name of mighty significance—a name that to-day is being heralded all over the civilized world as one of the future GREAT CITIES of the Dominion, well worthy of the City's Crest, "INDUSTRY—ENERGY—ENTERPRISE" and capped with a Sheaf of Wheat to signify the FARMING INTERESTS which surround the United Cities of Strathcona and Edmonton. Both cities are showing wisdom and their citizens are to be congratulated. Strathcona has set its old mother a lesson in laying out a Beautiful Driveway of some miles in length. It has also shown a bright and awakened interest in its proposed AUTOMOBILE DRIVEWAY. This shows progress and a love of the beautiful as well, as no one having the breath of life in them and looking over the valley and the flowing Saskatchewan River which divides the TWIN CITIES, can help exclaiming, "Is this not a future CITY BEAUTIFUL? Nature has done so much and man must do the rest. Now for things material—NO ONE should miss the easy money to be made in the immediate future by investing now in any of the following:

The whole block 37, 5 acres, about \$6,000, one-third cash, balance 1 and 2 years at 8 per cent. This is that magnificent block adjacent to C. P. Ry. Best manufacturing site in the city.

Lots 1 to 33 opposite C. P. R., size of lots 66x185; corner lot \$2,000; inside, \$1,500; one-third cash, 6, 12, 18 months. Look at these for wholesale warehouses. Now is your chance to secure one or more, from the original owner.

Lots 12, 13, block 107, \$1,000 each; terms. These are beautiful lots and cheap buy. Owner wants to leave the country.

Lots 1, 2, 3, 4, Block 112. Two good houses of 5 rooms each, two stables and buildings; water in yard; \$4,400; \$200 cash, balance 6 and 12 months. This is an At buy and immediate possession will be given. 5 acres 1-2 mile from city limits; all

clear, \$1,500. One-third cash, balance 6 and 12 months at 8 per cent. Where are you investors, and what are you dreaming about with such a bargain?

Lots 21, 22, 23, Block 31, a good modern house of 8 rooms on each lot. \$3,000 for the corner lot and \$2,800 each inside lot. Half cash. This is one of the very best buys in the whole city and a money-maker. Who will be the lucky buyer of any or all? There is going to be a great influx and demand for houses.

Lots 7 to 10 inclusive; Lots 19, 20, 22 inclusive, Block 1, East Edmonton Gardens, size of lots 50x150 ft., \$700 each. Cash. Snap.

18 lots in Block 33, King Edward Park, \$1,350. Single Lots \$900, corners \$1,000. Just think of these and the future profit by buying NOW.

33 and 34 Block 90, six-roomed house and stable; \$2,500; terms. Look at this for a good buy.

Lots 6 and 7, Block 21, \$800 for the two; terms to suit purchaser. What is the matter with this snap. Lots 17 and 18, Block 4, \$600, \$400 cash; balance 6, 12, 18 months at 8 per cent.

12 acres south of town and close to R. R. track; all fenced and broken, \$5,000

1, 2 and 3, Block 8, \$750. Half cash; balance 6 and 12 months.

15, 16, and 17, Block 150, \$4,500. One-third cash; balance 6 and 12 months.

22 and 23, Block 107, 6 rooms and modern house; stable for four horses, \$4,200. Terms, only \$1,000 down. Think of the location; the low price and the easy terms. Is

really a corker.

17 and 18, Block 92, \$800. One-third cash, balance 6 and 12 months.

39 and 40, Block 111, \$1,800. One-third cash, balance 6 and 12 months.

23 and 24, Block 105, \$1,500. One-third cash, balance 6 and 12 months. Acre lots 1 and 2, Junction of Sixth Avenue South and Fourth Street West, \$1,200 each. Half cash. Get in on this quick.

Lots 3, 4, Block 45. Two fully modern 8-roomed dwellings. Only \$2,800 each. Look them up on the map and see the choice position.

Lot 5, Block 45, with nice neat cottage, coal shed, etc. Only \$2,000. Look at the snap.

Lots 22, 23, Block 107, Good 6-roomed house and stable, \$4,075.

Lots 6, 7, 8, 9, Block 116, \$950 each. Half cash, balance 6 and 12.

Lots 17 to 21, Block 111; Plans 3500 R. and 1030 R. Speedway subdivision. Think of these, only \$150 each. One-third down and balance 6 and 12 months. These will double in value shortly. BUY NOW

Lots 9 and 10, Block 140. Only \$600 each. One-third down, balance 6 and 12 months.

All of that grand Block No. 7 of Block B. Specially selected. The whole for the sum of \$9,500. One-third cash, balance to suit purchaser.

12 Lots in Block 7 and 30, Highland Park. These are only to minutes walk from Strathcona Post-Office and only \$450 each.

Strathcona from now on will be of more importance than ever it was. The tide has turned its way and the prices of all kinds of city and farm lands will continue to soar. NOW is the time to buy—NOW.

FARM LANDS

Adjacent to Strathcona, with its large Grain Elevators, Flour Mill, Foundry, Brewery, Saw Mill, Cash and Deer Factory. This is the haven for any Farmer wanting to be near all modern conveniences such as mentioned. LOOK AT MY BARGAINS.

N. W. 1-4 of 34-32-25-4. \$250 per acre. One-third cash; balance 1, 2, 3 years.

S. W. 1-4 of 7-52-25-4; improved; buildings, etc. \$600 per acre. \$2,500 cash, balance to suit.

S. W. 1-4 of 6-52-25-4. All fenced; 50 acres broke, \$500 per acre. Half cash, balance to suit.

N. E. 1-4 of 5-52-24-4. All wire fenced; 70 acres cultivated; frame house and stable; well; only 3 miles from Strathcona. \$75 per acre, \$4,000 cash; balance to suit purchaser.

S. W. 1-4, 16-53-21-4. Some improve-

ments and store, school and church close by Ardrossan station. Only \$1,000. Why a snap like this goes begging is hard to understand. Fraction N. E. 23-52-25-4, \$200 acre. Fraction N. E. 14-52-25-4, \$200 acre. N. 1-2 of 7-52-24-4, \$104 acre. Third cash; balance 1 and 2 years.

S. W. 1-4 of 6-52-25-4. \$50000 One-third cash.

N. E. of 25-52-25-4, \$500 acre. Half cash; balance 1, 2, 3 years.

S. W. of 16-52-25-4. \$150 acre; suitable terms.

Part of N. W. 1-4 6-52-24-4. 60 acres

fenced; 3-roomed frame house; large stable and 2-storey granary; 2 wells. All easily cleared. \$80 acre. Half cash; balance to arrange.

N. W. 1-4 of 1-52-25-4. House, 4 rooms; stable 40x60. N. E. 1-4 of 2-52-25-4, 13 acres broke. \$3000 acre. Half cash; balance to arrange.

S. W. 1-4 26-52-25-4. \$500 acre. One-third cash; balance at 7 per cent.

S. W. 1-4 26-52-25-4. \$175 acre. One-third cash; balance to arrange.

N. W. 1-4 16-52-25-4. \$378 acre. Fully improved.

N. E. #4 of 2-52-23-4. Good improvements, only 12 miles from town. \$3000 acre.

S. 1-2 of N. W. 1-4 20-52-23-4; 240 acres, and S. W. 1-4, fenced and cross-fenced, butts on lake. \$5000 acre. Half cash; balance to arrange.

S. 1-2 of 34-51-24. 480 acres, house, granary, machine shed, all frame; and S. W. 1-4 35-51-24, 5 miles to Strathcona. \$4500 per acre. \$7000 cash; balance 1, 2, 3 years.

N. 1-2 of 35-51-23-4. \$3000 acre.

N. E. of 10-50-26-4. \$1000 acre.

S. E. of 16-50-26-4. All fenced and improved. \$1000 acre.

N. 1-2 of 28-49-25-4. All fenced. One and a half miles from Leduc. \$3100 acre. Half cash; balance 1 and 2 years at 7 per cent.

N. W. 1-4 19-49-25-4. All wire fenced; good 10-room house; stable for 20 head; log granary; 2 wells and pumps. \$5000.

N. 1-2 of 30-49-25-4. 12-room house; stock sheds, (4 miles from Leduc) 2 wells, \$10,000. Half cash; balance on easy terms.

N. W. 30-49-25-4; \$12000 acre. One-third cash; balance 1 and 2 years.

I have a magnificent list of Edmonton city and suburban property and about 150,000 acres of wild land, also some 75 ready made farms—immediate possession. Associated with me is Mr. James L. Porte, one of the best known farm experts and who has had 25 years farming experience in the Edmonton country, so that strangers can get their information first hand from one who knows.

F. FRASER TIMS or JAMES L. PORTE

120 McDougall Ave. Phone 4265
Edmonton Alberta Canada

414 Fifth N. E. Phone 3189
Strathcona Alberta.